

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



March 2024

U.S. sales of new-residential homes fell for the first time in three months, sliding 0.3% month-over-month to a seasonally adjusted annual rate of 662,000 units, according to the Census Bureau, as the previous month's sales pace was revised up to 664,000 units from 661,000 units. Despite the decline, new-home sales were up 5.9% compared to the same time last year. The median new-home sales price also softened, dropping 7.6% year-over-year to \$400,500 as of last measure. For the 12-month period spanning April 2023 through March 2024, Pending Sales in the Western Upstate Association of REALTORS® region went up 6.0 percent overall. The price range with the largest pending sales gain was the \$250,001 to \$350,000 range, where sales went up 25.9 percent.

The overall Median Sales Price improved 7.7 percent to \$295,000. The property type with the largest gain was the Single-Family Homes segment, where prices went up 7.5 percent to \$300,945. The price range that tended to sell the quickest was the \$150,000 and Below range at 51 days. The price range that tended to sell the slowest was the \$1,000,001 and Above range at 79 days.

Market-wide, inventory levels were up 26.6 percent. The property type with the largest gain was the Condos segment, where the number of properties for sale went up 29.5 percent. That amounts to 3.5 months of inventory for Single-Family Homes and 3.5 months of inventory for Condos.

Quick Facts

+ 25.9%

Price Range with
Strongest Sales:
\$250,001 to \$350,000

+ 15.8%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 14.0%

Property Type With
Strongest Sales:
Condos

Pending Sales	2
Closed Sales	3
Days On Market Until Sale	4
Median Sales Price	5
Percent of List Price Received	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8



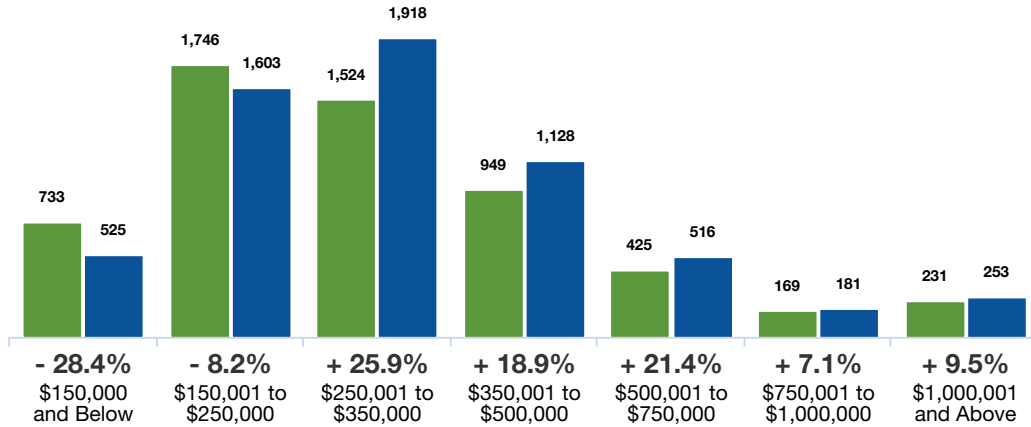
Pending Sales



A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

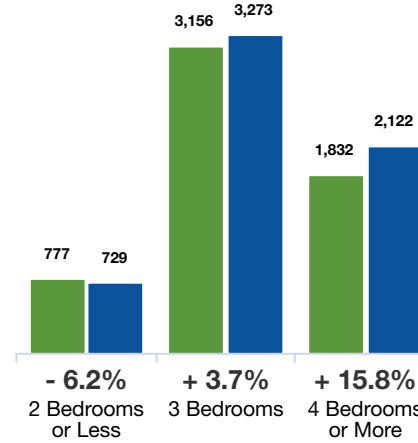
By Price Range

■ 3-2023 ■ 3-2024



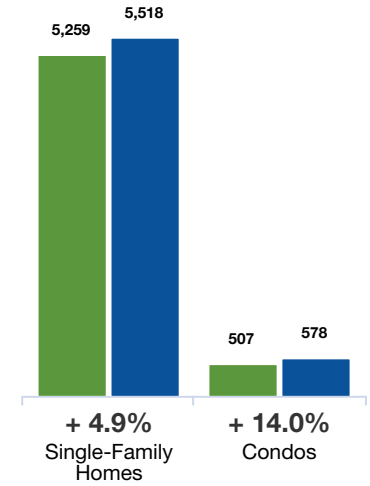
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	733	525	- 28.4%
\$150,001 to \$250,000	1,746	1,603	- 8.2%
\$250,001 to \$350,000	1,524	1,918	+ 25.9%
\$350,001 to \$500,000	949	1,128	+ 18.9%
\$500,001 to \$750,000	425	516	+ 21.4%
\$750,001 to \$1,000,000	169	181	+ 7.1%
\$1,000,001 and Above	231	253	+ 9.5%
All Price Ranges	5,777	6,124	+ 6.0%

Single-Family Homes

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	654	478	- 26.9%
\$150,001 to \$250,000	1,481	1,300	- 12.2%
\$250,001 to \$350,000	1,414	1,756	+ 24.2%
\$350,001 to \$500,000	907	1,069	+ 17.9%
\$500,001 to \$750,000	410	495	+ 20.7%
\$750,001 to \$1,000,000	162	170	+ 4.9%
\$1,000,001 and Above	231	250	+ 8.2%
All Price Ranges	5,259	5,518	+ 4.9%

Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	77	36	- 53.2%
\$150,001 to \$250,000	262	296	+ 13.0%
\$250,001 to \$350,000	109	160	+ 46.8%
\$350,001 to \$500,000	38	54	+ 42.1%
\$500,001 to \$750,000	14	19	+ 35.7%
\$750,001 to \$1,000,000	7	11	+ 57.1%
\$1,000,001 and Above	0	2	--
All Price Ranges	507	578	+ 14.0%

By Bedroom Count

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	777	729	- 6.2%
3 Bedrooms	3,156	3,273	+ 3.7%
4 Bedrooms or More	1,832	2,122	+ 15.8%
All Bedroom Counts	5,777	6,124	+ 6.0%

Single-Family Homes

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	648	573	- 11.6%
3 Bedrooms	2,866	2,913	+ 1.6%
4 Bedrooms or More	1,733	2,032	+ 17.3%
All Bedroom Counts	5,259	5,518	+ 4.9%

Condos

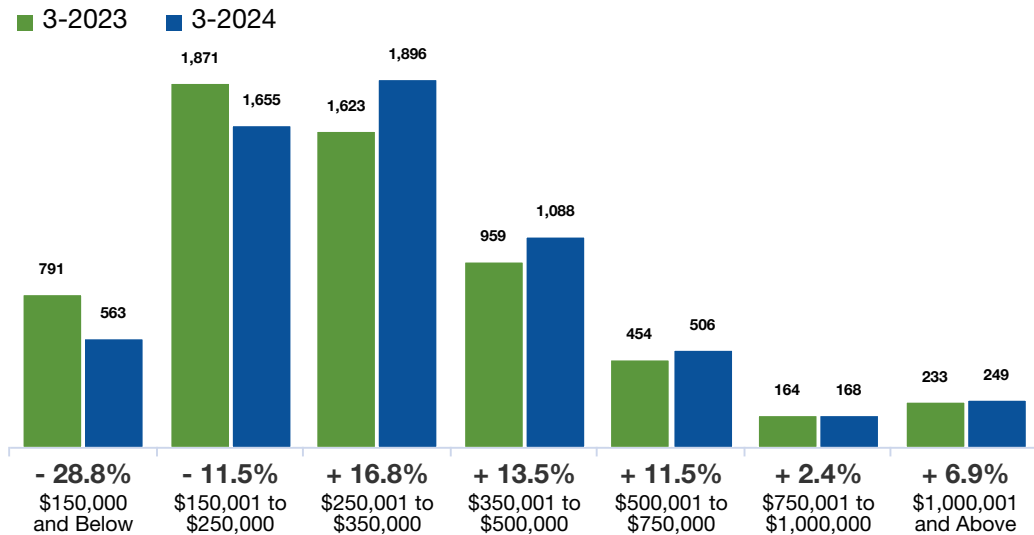
By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	125	144	+ 15.2%
3 Bedrooms	286	347	+ 21.3%
4 Bedrooms or More	96	87	- 9.4%
All Bedroom Counts	507	578	+ 14.0%

Closed Sales

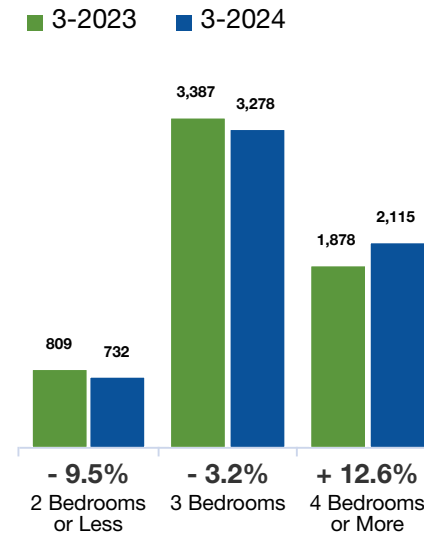


A count of the actual sales that closed. **Based on a rolling 12-month total.**

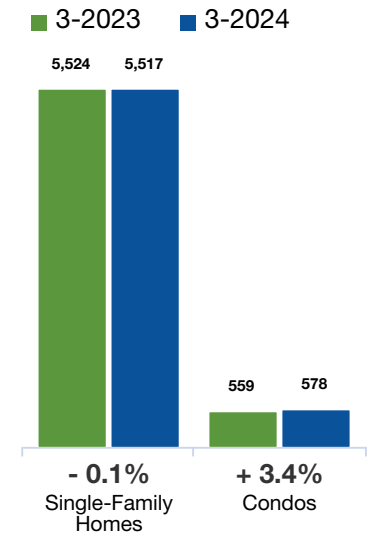
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	791	563	- 28.8%
\$150,001 to \$250,000	1,871	1,655	- 11.5%
\$250,001 to \$350,000	1,623	1,896	+ 16.8%
\$350,001 to \$500,000	959	1,088	+ 13.5%
\$500,001 to \$750,000	454	506	+ 11.5%
\$750,001 to \$1,000,000	164	168	+ 2.4%
\$1,000,001 and Above	233	249	+ 6.9%
All Price Ranges	6,095	6,125	+ 0.5%

Single-Family Homes

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	809	732	- 9.5%
3 Bedrooms	3,387	3,278	- 3.2%
4 Bedrooms or More	1,878	2,115	+ 12.6%
All Bedroom Counts	6,095	6,125	+ 0.5%

Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	704	510	- 27.6%
\$150,001 to \$250,000	1,577	1,326	- 15.9%
\$250,001 to \$350,000	1,500	1,761	+ 17.4%
\$350,001 to \$500,000	918	1,028	+ 12.0%
\$500,001 to \$750,000	436	487	+ 11.7%
\$750,001 to \$1,000,000	156	159	+ 1.9%
\$1,000,001 and Above	233	246	+ 5.6%
All Price Ranges	5,524	5,517	- 0.1%

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	809	732	- 9.5%
3 Bedrooms	3,387	3,278	- 3.2%
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\$250,001 to \$350,000	1,500	1,761	+ 17.4%
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\$500,001 to \$750,000	436	487	+ 11.7%
\$750,001 to \$1,000,000	156	159	+ 1.9%
\$1,000,001 and Above	233	246	+ 5.6%
All Price Ranges	5,524	5,517	- 0.1%

By Property Type	3-2023	3-2024	Change
Single-Family Homes	5,524	5,517	- 0.1%
Condos	559	578	+ 3.4%

Days On Market Until Sale

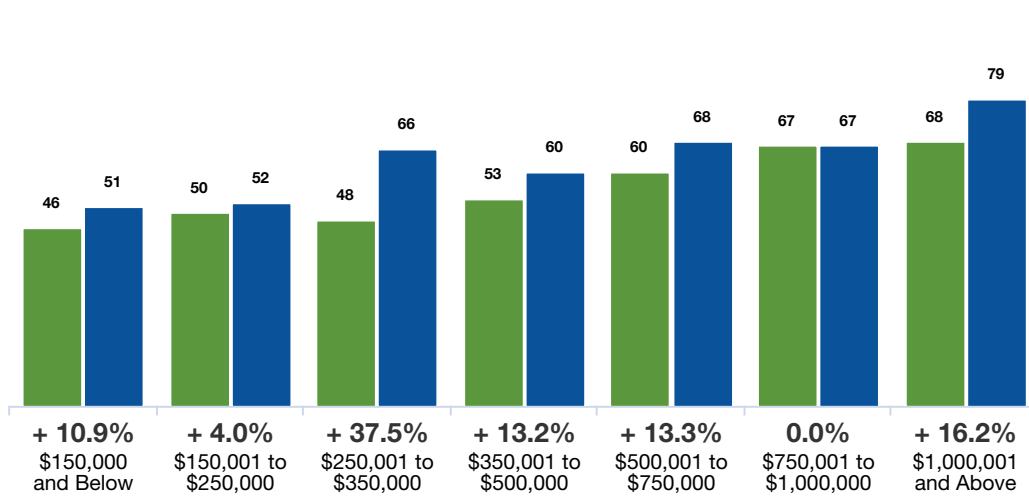


Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

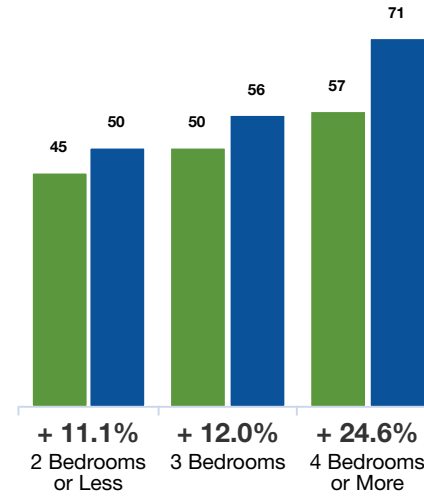
By Price Range

■ 3-2023 ■ 3-2024



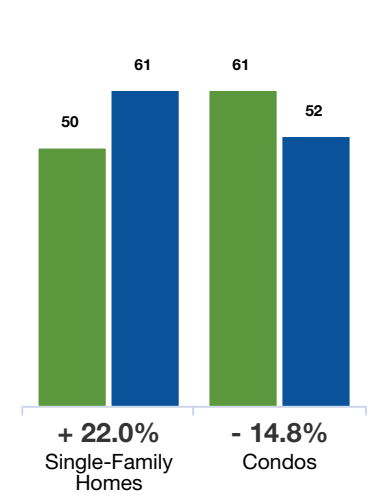
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	46	51	+ 10.9%
\$150,001 to \$250,000	50	52	+ 4.0%
\$250,001 to \$350,000	48	66	+ 37.5%
\$350,001 to \$500,000	53	60	+ 13.2%
\$500,001 to \$750,000	60	68	+ 13.3%
\$750,001 to \$1,000,000	67	67	0.0%
\$1,000,001 and Above	68	79	+ 16.2%
All Price Ranges	51	60	+ 17.6%

Single-Family Homes

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	47	51	+ 8.5%
\$150,001 to \$250,000	45	53	+ 17.8%
\$250,001 to \$350,000	47	66	+ 40.4%
\$350,001 to \$500,000	47	61	+ 15.1%
\$500,001 to \$750,000	53	61	+ 15.1%
\$750,001 to \$1,000,000	60	69	+ 15.0%
\$1,000,001 and Above	68	67	- 1.5%
All Price Ranges	68	79	+ 16.2%

Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	36	52	+ 44.4%
\$150,001 to \$250,000	73	46	- 37.0%
\$250,001 to \$350,000	55	68	+ 23.6%
\$350,001 to \$500,000	53	53	0.0%
\$500,001 to \$750,000	53	53	0.0%
\$750,001 to \$1,000,000	59	41	- 30.5%
\$1,000,001 and Above	42	59	+ 40.5%
All Price Ranges	51	41	- 19.6%

By Bedroom Count

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	45	50	+ 11.1%
3 Bedrooms	50	56	+ 12.0%
4 Bedrooms or More	57	71	+ 24.6%
All Bedroom Counts	51	60	+ 17.6%

Single-Family Homes

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	46	50	+ 8.7%
3 Bedrooms	47	56	+ 19.1%
4 Bedrooms or More	57	72	+ 26.3%
All Bedroom Counts	50	61	+ 22.0%

Condos

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	36	49	+ 36.1%
3 Bedrooms	73	53	- 27.4%
4 Bedrooms or More	56	53	- 5.4%
All Bedroom Counts	61	52	- 14.8%

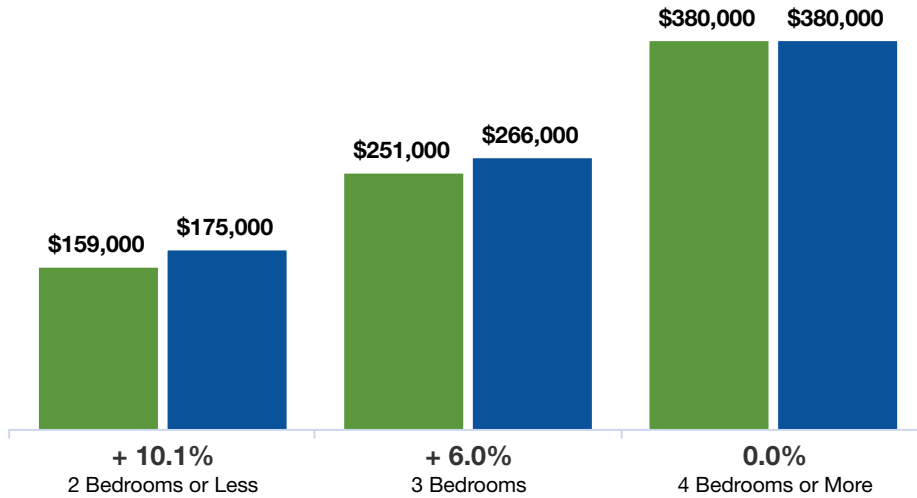
Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

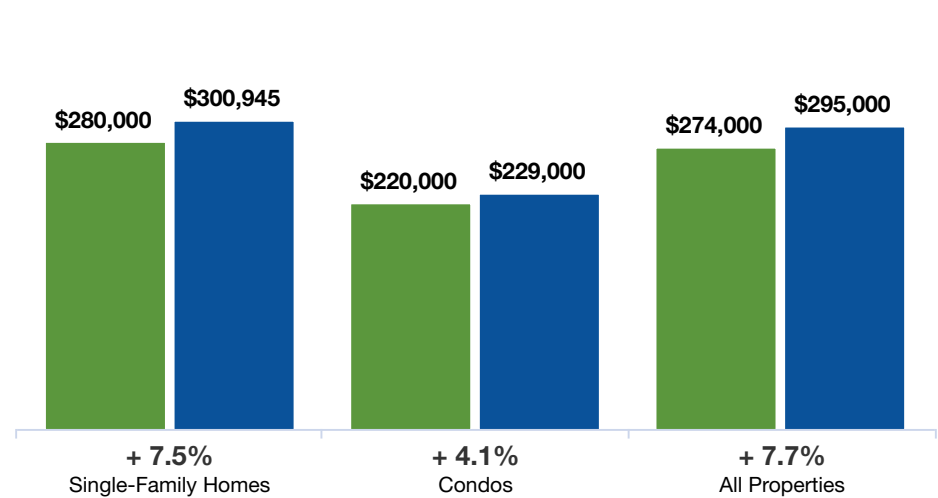
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Bedroom Count

	3-2023	3-2024	Change
2 Bedrooms or Less	\$159,000	\$175,000	+ 10.1%
3 Bedrooms	\$251,000	\$266,000	+ 6.0%
4 Bedrooms or More	\$380,000	\$380,000	0.0%
All Bedroom Counts	\$274,000	\$295,000	+ 7.7%

Single-Family Homes

	3-2023	3-2024	Change
Single-Family Homes	\$280,000	\$300,945	+ 7.5%

Condos

	3-2023	3-2024	Change
Condos	\$220,000	\$229,000	+ 4.1%

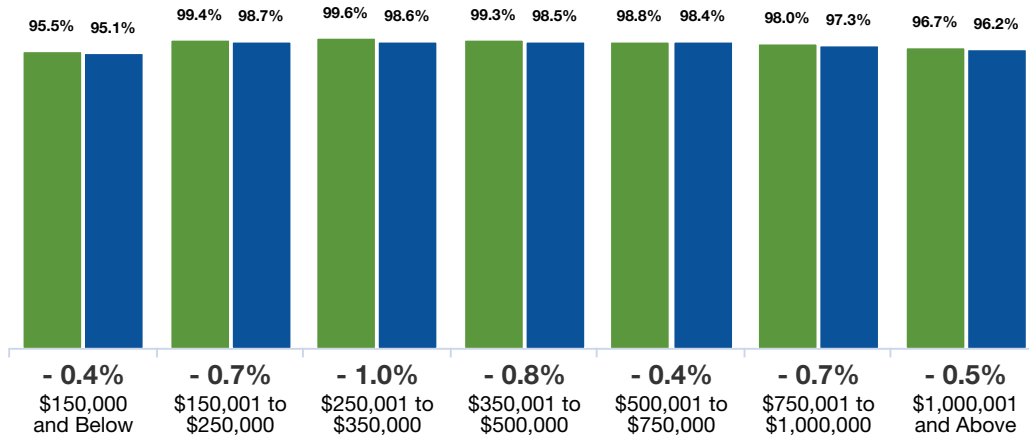
Percent of List Price Received



Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

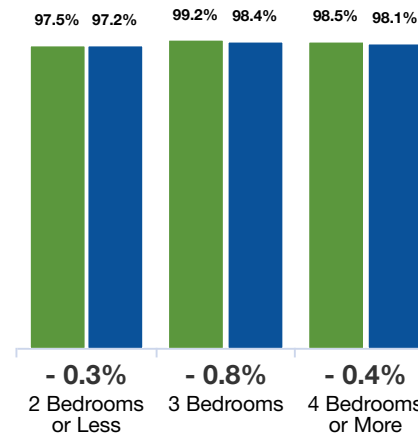
By Price Range

■ 3-2023 ■ 3-2024



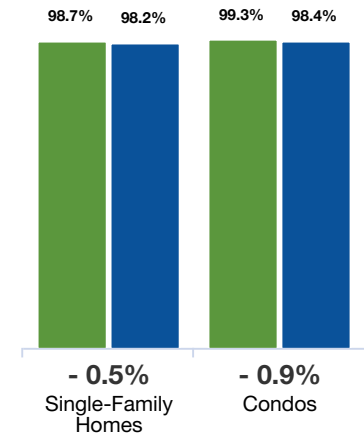
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



	All Properties			Single-Family Homes			Condos		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$150,000 and Below	95.5%	95.1%	-0.4%	95.1%	95.1%	0.0%	98.8%	97.2%	-1.6%
\$150,001 to \$250,000	99.4%	98.7%	-0.7%	99.5%	98.8%	-0.7%	99.1%	98.6%	-0.5%
\$250,001 to \$350,000	99.6%	98.6%	-1.0%	99.6%	98.7%	-0.9%	99.7%	98.3%	-1.4%
\$350,001 to \$500,000	99.3%	98.5%	-0.8%	99.3%	98.6%	-0.7%	100.7%	98.4%	-2.3%
\$500,001 to \$750,000	98.8%	98.4%	-0.4%	98.8%	98.4%	-0.4%	99.0%	98.6%	-0.4%
\$750,001 to \$1,000,000	98.0%	97.3%	-0.7%	97.9%	97.3%	-0.6%	99.3%	96.6%	-2.7%
\$1,000,001 and Above	96.7%	96.2%	-0.5%	96.7%	96.2%	-0.5%	--	100.0%	--
All Price Ranges	98.8%	98.2%	-0.6%	98.7%	98.2%	-0.5%	99.3%	98.4%	-0.9%
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	97.5%	97.2%	-0.3%	97.2%	97.3%	+0.1%	98.6%	97.6%	-1.0%
3 Bedrooms	99.2%	98.4%	-0.8%	99.2%	98.4%	-0.8%	99.4%	98.5%	-0.9%
4 Bedrooms or More	98.5%	98.1%	-0.4%	98.5%	98.1%	-0.4%	100.1%	99.2%	-0.9%
All Bedroom Counts	98.8%	98.2%	-0.6%	98.7%	98.2%	-0.5%	99.3%	98.4%	-0.9%

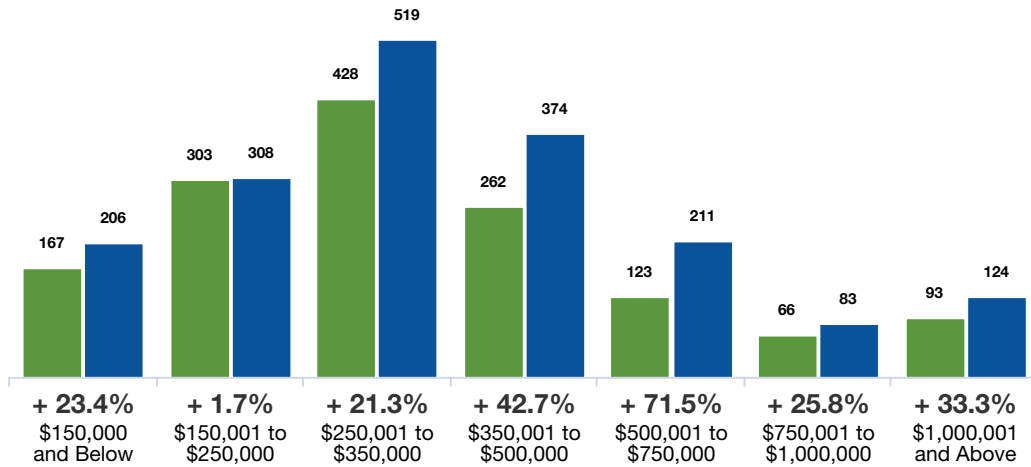
Inventory of Homes for Sale



The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

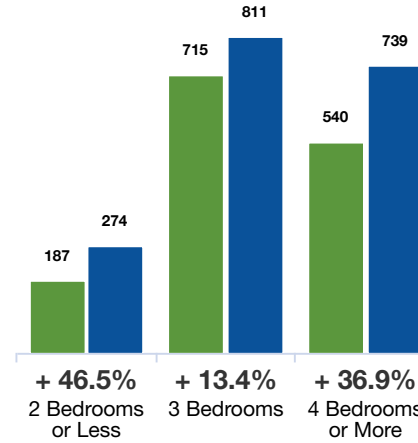
By Price Range

■ 3-2023 ■ 3-2024



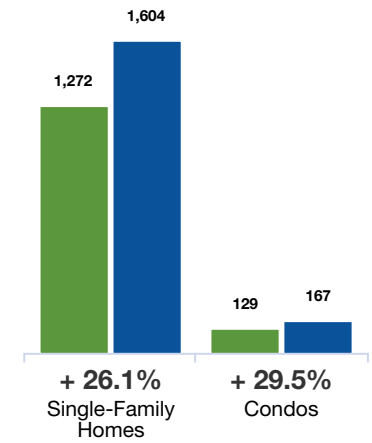
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	167	206	+ 23.4%
\$150,001 to \$250,000	303	308	+ 1.7%
\$250,001 to \$350,000	428	519	+ 21.3%
\$350,001 to \$500,000	262	374	+ 42.7%
\$500,001 to \$750,000	123	211	+ 71.5%
\$750,001 to \$1,000,000	66	83	+ 25.8%
\$1,000,001 and Above	93	124	+ 33.3%
All Price Ranges	1,442	1,825	+ 26.6%

Single-Family Homes

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	113	124	+ 9.7%
\$150,001 to \$250,000	251	268	+ 6.8%
\$250,001 to \$350,000	389	469	+ 20.6%
\$350,001 to \$500,000	253	347	+ 37.2%
\$500,001 to \$750,000	108	197	+ 82.4%
\$750,001 to \$1,000,000	65	76	+ 16.9%
\$1,000,001 and Above	93	123	+ 32.3%
All Price Ranges	1,272	1,604	+ 26.1%

Condos

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	16	36	+ 125.0%
\$150,001 to \$250,000	51	39	- 23.5%
\$250,001 to \$350,000	37	47	+ 27.0%
\$350,001 to \$500,000	9	25	+ 177.8%
\$500,001 to \$750,000	15	13	- 13.3%
\$750,001 to \$1,000,000	1	6	+ 500.0%
\$1,000,001 and Above	0	1	--
All Price Ranges	129	167	+ 29.5%

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	187	274	+ 46.5%
3 Bedrooms	715	811	+ 13.4%
4 Bedrooms or More	540	739	+ 36.9%
All Bedroom Counts	1,442	1,825	+ 26.6%

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	112	169	+ 50.9%
3 Bedrooms	640	718	+ 12.2%
4 Bedrooms or More	520	716	+ 37.7%
All Bedroom Counts	1,272	1,604	+ 26.1%

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	42	60	+ 42.9%
3 Bedrooms	67	86	+ 28.4%
4 Bedrooms or More	20	21	+ 5.0%
All Bedroom Counts	129	167	+ 29.5%

Months Supply of Inventory

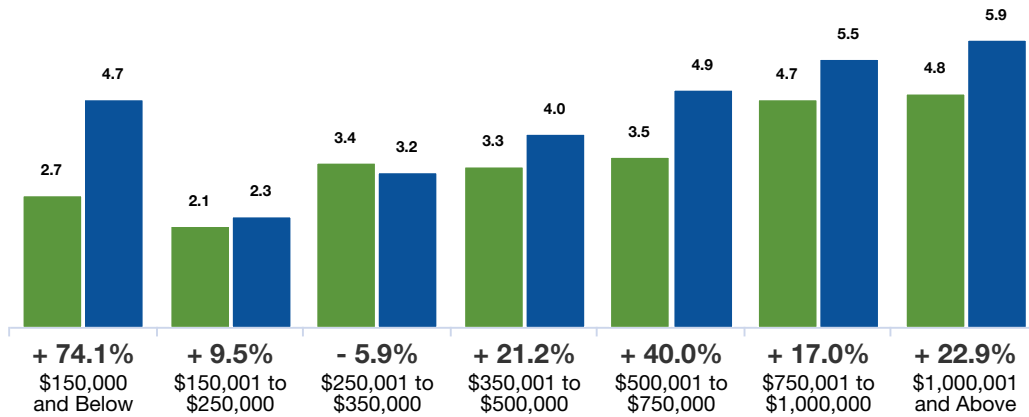


The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

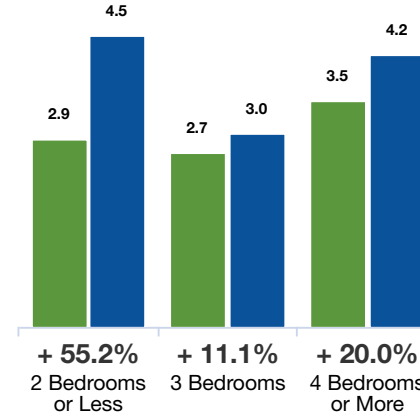
By Price Range

■ 3-2023 ■ 3-2024



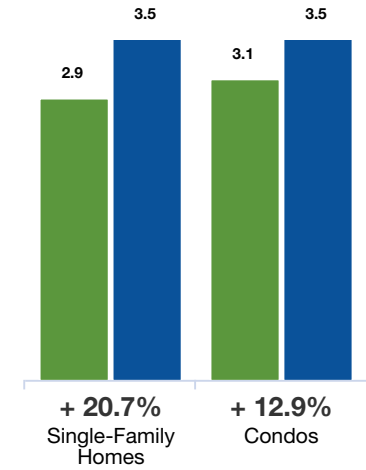
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	2.7	4.7	+74.1%
\$150,001 to \$250,000	2.1	2.3	+9.5%
\$250,001 to \$350,000	3.4	3.2	-5.9%
\$350,001 to \$500,000	3.3	4.0	+21.2%
\$500,001 to \$750,000	3.5	4.9	+40.0%
\$750,001 to \$1,000,000	4.7	5.5	+17.0%
\$1,000,001 and Above	4.8	5.9	+22.9%
All Price Ranges	3.0	3.6	+20.0%

Single-Family Homes

By Price Range	3-2023	3-2024	Change
\$150,000 and Below	2.1	3.1	+47.6%
\$150,001 to \$250,000	2.0	2.5	+25.0%
\$250,001 to \$350,000	3.3	3.2	-3.0%
\$350,001 to \$500,000	3.3	3.9	+18.2%
\$500,001 to \$750,000	3.2	4.8	+50.0%
\$750,001 to \$1,000,000	4.8	5.4	+12.5%
\$1,000,001 and Above	4.8	5.9	+22.9%
All Price Ranges	2.9	3.5	+20.7%

Condos

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	2.5	12.0	+380.0%
3 Bedrooms	2.3	1.6	-30.4%
4 Bedrooms or More	4.1	3.5	-14.6%
All Bedroom Counts	2.6	5.1	+96.2%

By Bedroom Count	3-2023	3-2024	Change
2 Bedrooms or Less	2.9	4.5	+55.2%
3 Bedrooms	2.7	3.0	+11.1%
4 Bedrooms or More	3.5	4.2	+20.0%
All Bedroom Counts	3.0	3.6	+20.0%

3-2023	3-2024	Change
2.1	3.5	+66.7%
2.7	3.0	+11.1%
3.6	4.2	+16.7%
2.9	3.5	+20.7%

3-2023	3-2024	Change
4.0	5.0	+25.0%
2.8	3.0	+7.1%
2.5	2.9	+16.0%
3.1	3.5	+12.9%